

ARTICLE 1

GENERAL PROVISIONS

SECTION 101

PURPOSE: This is a Zoning Resolution for Spring Valley Township, Greene County, Ohio, adopted and amended pursuant to Chapter 519 of the Ohio Revised code for the following purposes, among others:

- 101.1 To promote the health, safety, comfort, and general welfare of the present and future inhabitants of Spring Valley Township;
- 101.2 To protect the agriculturally based economy and promote the orderly development of residential, business, industrial, recreational, and public areas within Spring Valley Township in accordance with *Perspectives: A Future Land Use Plan for Greene County, Ohio*;
- 101.3 To protect the quality of life within Spring Valley Township through the protection of the total environment, the prevention of nuisances, and the provision of adequate light, air, and convenience of access to property;
- 101.4 To achieve such timing, density, and distribution of land development and use as will prevent environmental pollution and the overloading of systems for providing water supply, wastewater disposal, storm drainage, police protection, fire protection, education, and other public services within Spring Valley Township;
- 101.5 To achieve an accessibility, design, and density of land development and use as will secure safety from fire, floods, and other dangers within Spring Valley Township;
- 101.6 To achieve such density, distribution, and design of land development and use as will protect and preserve the design capacity of the streets and roads within Spring Valley Township and prevent traffic congestion or hazards;
- 101.7 To achieve such density, design, and distribution of housing as will protect and enhance residential property and secure adequate housing for every citizen within Spring Valley Township; and
- 101.8 To insure the compatibility of land uses which are either adjacent or in close proximity to each other.

SECTION 102 TITLE: This Regulation, including the Official Zoning District Map made a part hereof, shall be known and may be referred or cited to as the "Spring Valley Township Zoning Resolution".

SECTION 103 INTERPRETATION: In their interpretation and application, the provisions of this Regulation shall be held to be minimum requirements, adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this Regulation are at variance with the requirements of any other lawfully adopted rules, regulation, ordinances, resolutions, or private covenant, the most restrictive, or that imposing the higher standards shall govern.

SECTION 104 AREA OF JURISDICTION: The provisions of this Resolution shall apply to all land within the incorporated area of Spring Valley Township, Greene County, Ohio.

SECTION 105 SEPARABILITY: Should any section, paragraph, clause, sentence, item, phrase, or provision of this Resolution be declared by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Regulation as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 106 REQUIRED CONFORMANCE: Except as herein provided, no building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building structure or land be used, nor shall any excavation or fill be made;

106.1 Except for any expressed purpose permitted in the district in which such building or structure or land is located;

106.2 Except in conformance to the height and bulk limits established for the district in which such building or structure or use is located;

106.3 Except in conformance to the area, frontage, and yard regulations of the district in which such building or structure or use is located; and

106.4 Except in conformance to the off-street parking and off-street loading space regulations of the district in which such building or structure or use is located.